

TRANSFER  
TAX  
PAID

## WARRANTY DEED

# 67-22

KNOW ALL MEN BY THESE PRESENTS,

THAT I, James A. McBrady, of Falmouth, Maine

in consideration of One Dollar (\$1.00) and other valuable consideration

002600

paid by Kennebec Valley Associates, Inc., A Maine Corporation

whose mailing address is P.O. Box 1408  
Waterville, Maine 04901the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT,  
BARGAIN, SELL AND CONVEY unto the said

Kennebec Valley Associates, Inc., its successors and assigns,

A parcel of land situated in Waterville, County of Kennebec, and  
State of Maine, located on Pleasant Hill Drive, bounded and described  
as follows:

Beginning at an iron pin marking the most Easterly point of Lot 52;  
thence heading S 71 degrees 27' 12" W 148.29' (One Hundred  
Forty-Eight and Twenty-Nine One Hundredths Feet) along Pleasant Hill  
Drive right-of-way to an iron pin marking the most Southerly point of  
said Lot 52; thence heading N 26 degrees 59' 51" W 182.01' (One  
Hundred Eighty-Two and One One Hundredths Feet) along Lot 51 to an  
iron pin marking the most Westerly point of said Lot 52; thence  
heading N 66 degrees 47' 00" E 147.00' (One Hundred Forty-Seven and No  
One Hundredths Feet) along Lot 46 to an iron pin marking the most  
Northerly point of said Lot 52; thence heading S 26 degrees 59'  
51" E 194.10' (One Hundred Ninety-Four and Ten One Hundredths Feet)  
along Lot 53 to the beginning pin.

This conveyance is made subject to all restrictions and covenants of  
record including those required by the Maine Department of  
Environmental Protection, dated June 8, 1983, recorded in said  
Registry of Deeds in Book 2575, Page 93.

The above description meaning and intending to describe said Lot 1 as  
per recorded subdivision Plan titled Ridge Road Development and  
recorded June 22, 1977 in the Kennebec Registry of Deeds File Number  
D-7661-15. D-77074

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TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Kennebec Valley Associates, Inc., its successors and assigns, to them and their own use and behoof forever.

AND, I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that said premises are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady, relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 31 day of the month of January, A.D. 1989.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

Lisa Anne V. Steinbeiser  
WITNESS

James A. McBrady  
JAMES A. MCBRADY

STATE OF MAINE,  
COUNTY OF CUMBERLAND

January 31, 1989

Then personally appeared the above named James A. McBrady and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lisa Anne V. Steinbeiser  
Notary Public/Attorney at Law

(printed name of person taking acknowledgment)

LISA-ANNE V. STEINBEISER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JANUARY 12, 1994



RECEIVED KENNEBEC SS.

1989 FEB -6 AM 9:00

ATTEST: Norma Bush